

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33991

Property Information

property address: 3743 S TEXAS AVE

legal description: NORTH GARDEN ACRES, BLOCK 2, LOT 6R

owner name/address: BROADMOOR INTERESTS LLC

1215 E VILLA MARIA RD

BRYAN, TX 77802-2520

full business name: Vacant

land use category: Comm-office

type of business: office bldg.

current zoning: C2

occupancy status: vacant

lot area (square feet): 10,019

frontage along Texas Avenue (feet): 116.75

lot depth (feet): 80.72

sq. footage of building: 2,850

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 13 # of stories: 1

type of buildings (specify): Vinyl Siding

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) does not set 25' back from TX Ave. (more like 12')

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) carport
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 2 type/material of sign: temp./metal - for sale/lease signs

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 10

lot type: ☐ asphalt ☒ concrete ☒ other gravel

space sizes: 10 x 7 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

removing the temporary bldg that adjoins the permanent one - then there will be more buffer along the back edge

accessible to alley: ☐ yes ☒ no

Other Comments:

[illegible]